



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 7, 2006 EFFECTIVE DATE July 21, 2006	CONTACT/PHONE Karen Nall 781-5606	APPLICANT Mark Switzer	FILE NO. DRC2005-00101
SUBJECT: Request by Mark Switzer for a Minor Use Permit to allow the construction of a 4,320 square foot commercial building with a 1,080 square foot covered awning and a commercial contractor storage yard. The commercial building will include 2,880 square feet of workshop area and 1,440 square feet of office area. The storage yard will be approximately 1.5 acres in size. The project will result in the disturbance of approximately 2.6 acres of a 2.6 acre parcel. The proposed project is within the Commercial Services land use category and is located on the south side of Cow Meadow Place southeast of the intersection with La Cruz Way in the Community of Templeton. The site is in the Salinas River planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00101 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION: A Class 3 Categorical Exemption was issued on May 17, 2006.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-151-060	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Templeton Design Guidelines Does the project conform to the Planning Area Standards? : Yes - see discussion			
LAND USE ORDINANCE STANDARDS: Section 22.30.560 Storage Yards Section 22.10.140 Setbacks, Section 22.10.090 Heights, Chapter 22.18 Parking and loading, Section 22.04.190 Fencing and Screening, Chapter 22.20 Sign Ordinance. Does the project conform to the Land Use Ordinance standards? : Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 21, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North: Industrial / Industrial</i> <i>East: Agriculture / railroad & agricultural</i> <i>South: Commercial Retail /vacant & residential</i> <i>West: Commercial Service / Commercial warehouse</i>	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, RWQCB, Templeton Fire and CSD, Templeton Area Advisory Group, Caltrans	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: TCSD community water Sewage Disposal: TCSD community sewer Fire Protection: Templeton Fire	ACCEPTANCE DATE: March 6, 2006

DISCUSSION

PROJECT DESCRIPTION:

The proposed project is the construction of a 4,320 square foot commercial building with a 1,080 square foot covered awning and a commercial contractor storage yard. The commercial building will include 2,880 square feet of workshop area and 1,440 square feet of office area. The storage yard will be approximately 1.5 acres in size and will store construction equipment. The project will result in the disturbance of approximately 2.6 acres of a 2.6 acre parcel.

LAND USE ORDINANCE STANDARDS:

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Setbacks from property lines: Front, Side, Rear	Front: 10 feet Side: 0 Side: 0 Rear: 0	Front: 84 feet North Side: 64 feet South Side: 360+ feet Rear: 45 feet
Height	35 feet	32 feet
Parking : Construction Contractors	1 per 500 sf floor area (4,320/500=9)	Proposed = 11

Section 22.10.080 of the Land Use Ordinance requires storage yards to be screened on all sides by solid fencing. The applicant has requested a modification to allow chain link fencing. The site is located off a driveway from Cow Meadow Place. The accessory storage yard will be used to temporarily store construction equipment when not needed on a construction site. The yard will be located behind the proposed shop and office building and adjacent to the rail road tracts. The Templeton Area Advisory Group supported the modification to allow chain link fencing.

As conditioned the project complies with the requirements of the Land Use Ordinance.

PLANNING AREA STANDARDS: The following sections discuss the Templeton Urban Area Standards requiring compliance with the Templeton Design Guidelines.

Site Planning V.E.1 Setbacks. Front and street side setbacks for non-residential building shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum. *The project meets all the required setbacks.*

Building Location V.E.2. Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street. Locate buildings on adjacent site to orient and relate to each other. Avoid double blank walls facing one another at the property line. *The building design meets the intent of this guideline.*

Site Alteration and Coverage V.E.3. Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporated within parking areas and the project's design. *The project has been designed to keep building coverage to approximately 5% with the rest of the site used for a storage yard.*

Building Footprint V.E.4. Articulate building footprints with a variety of insets, corners, and jogs in the facade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road. *The buildings' footprint is fairly standard, however the articulation of the facade and architectural design meets the intent of this guideline.*

Service Areas V.E.5. Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible. *The site is located behind the public street and the proposed service bays for the workshop and storage yard are located behind the building concealed from the street.*

Parking V.E.6. Inter-Site connections: Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical. *The proposed project shall provide pedestrian access to adjacent parcels in the form of sidewalks along the front of the site. Vehicular connection to adjacent parcels does not work with the design of this site.*

Parking Lot Design V.E.7. Small parking lot areas of 30 or less spaces are encouraged. When parking requirements exceed 30 spaces, separate the lot into smaller lots interrupted by planted areas and sidewalks. *The parking area is for a total of 11 cars and will be landscaped with intermittent trees and shrubs.*

Parking Lot-Building Transition Space.V.E.8. Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with groundcover, shrubs, and trees. *The project meets the intent of this guideline with the design of the parking area, which includes landscaping islands.*

Parking Lot Landscaping V.E.9. To provide a tree canopy, one of the following methods is recommended:

1. A planted island or break at least 5 feet wide should be provided at an interval of at least every 6 parking spaces in a row. At least 2 trees of minimum 15 gallon size should be provided in each required break.
2. One tree planted at an interval of at least every 3 parking spaces. Under this method, a continuous row of up to 12 spaces may be used. If over 12 spaces, provide a planted break.
Whether using method 1 or 2, provide a planted area with at least 2 trees at the end of each row of spaces.

The applicant has used method 1 to landscape the parking area. In addition, the Land Use Ordinance requires that parking areas be landscaped to provide 60% shading.

Screening V.E.13. Parking Area Screening. Provide three feet of screening (berms, fence, walls, lower grade, etc.) between street and parking. This will aid in obscuring views of automobile while promoting views of buildings and signs. *The parking area is setback from the front of the lot along the street and landscaping will be installed throughout the parking area.*

Architectural Guidelines

Desirable Elements VI.C.1. The qualities and design elements for commercial and industrial buildings that are most desirable include: Richness of surface and texture, significant wall articulation, distinctive massing, multi-planed pitched roofs, wide roof overhangs, interesting and articulated wall surfaces, distinctive entries. *The project meets the intent of this guideline with a covered porch feature, distinctive entry and the general design of the structure.*

Materials VI.C.3. Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout Templeton. Particular attention should be given to selection and appropriate accent material. *While the buildings don't meet the strict application of this guideline, they do incorporate a design that is in keeping with the way the Ramada Drive Commercial/Industrial area is developing and has been reviewed by the Templeton Advisory Committee and they are in support of the project.*

Color/Accent Color VI.C.7/8. Dominant Building Color/Accent Colors - Much of the existing color in Templeton is derived from the primary building's finish materials such as brick, stone, wood, stucco, and terra cotta tile. Also dominant are earth tones, which match these natural materials. *A color rendering has not been submitted, however, this will be required for review before approval of the building.*

Roofs VI.C.10. Roofs may be flat or sloped. Partial mansard roofs are not permitted while western false fronts are allowed. The visible portion of sloped roofs should be sheathed with a roofing material having a texture meaningful at the pedestrian scale, such as standing seam metal roofing or wood shingle. The roof form should be designed in conjunction with its mass and facade, so that the building and its roof form a consistent and integrated composition. *The roof should be designed to screen rooftop equipment. The roof design meets the intent of this guideline.*

Lighting

There is a concern in Templeton over maintaining the night sky. It is one of the primary issues the Templeton Area Advisory Group takes into consideration when reviewing a project. If lighting is proposed and in order to keep with the design guidelines and satisfy the issue of maintaining the night sky, the project shall be required provide an exterior lighting plan.

COMMUNITY ADVISORY GROUP COMMENTS: Reviewed and approved at the February 16, 2006 meeting; concerns were raised regarding outdoor lighting and recommended adherence to the ordinance. The group recommended allowance of chain link for fencing due to the sites location.

AGENCY REVIEW:

Public Works- Recommends approval with standard condition for county standard encroachment and drainage.

Cal Trans – No comments received

RWQCB- No comments received

Templeton CSD – Water and sewer services are available

Templeton Fire – Adherence with letter dated December 13, 2005

LEGAL LOT STATUS:

The lot was legally created by a parcel map in 1999.

Staff report prepared by Karen Nall and reviewed by Kami Griffin.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is less than 10,000 square feet and served by all urban services.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the project is a commercial structure with storage yard and is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the allowed uses in the proposed commercial structures do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the entire area is being developed with similar structures and is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Cow Meadow Place, a local road required to be widened and constructed to a level able to handle any additional traffic associated with the project.
- G. Waiver of the fencing and screening standards required by Land Use Ordinance Section 22.10.080 is justified because characteristics of the site would make the required solid fencing/screening ineffective. These characteristics consist of the location of the site being off a driveway from Cow Meadow Place and the proposed storage yard being behind the new building concealed from the public street and adjacent to the railroad.

**EXHIBIT B - CONDITIONS OF APPROVAL
SWITZER DRC2005-00101**

Approved Development

1. This approval authorizes:
 - a. the construction of a 4,320 square foot commercial building with a 1,080 square foot covered awning and a commercial contractor storage yard.
 - b. the commercial building will include 2,880 square feet of workshop area and 1,440 square feet of office area.
 - c. The storage yard will be approximately 1.5 acres in size.
2. All development shall be consistent with the approved site plan.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits**, the applicant shall submit architectural elevations to detail exterior finish materials and colors, to the Department of Planning and Building for review and approval. Colors and materials shall be consistent with the Templeton design Plan.

Landscaping

4. **At the time of application for construction permits**, the applicant shall submit a landscaping plan to include location, type and species of drought tolerant plants to the Department of Planning and Building for review and approval. This shall include parking lot landscaping that meets the Templeton Design Plan and Land Use Ordinance Section 22.18.060. F.

Outdoor Lighting

5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. The lights shall be set using a timer.

Fire Safety

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Templeton Fire Department for this proposed project and dated December 13, 2005.

Services

7. **At the time of application for construction permits**, the applicant shall provide a letter from Templeton Community Services District stating they are willing and able to service the property with water and sewer.

Drainage

8. **At the time of application for construction permits**, the applicant shall submit completed drainage calculations to the Department of Public Works for review and approval. If calculation so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by Public Works in accordance with county standards.

Conditions to be completed prior to issuance of a construction permit

Fees

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, public facilities and Templeton Circulation fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

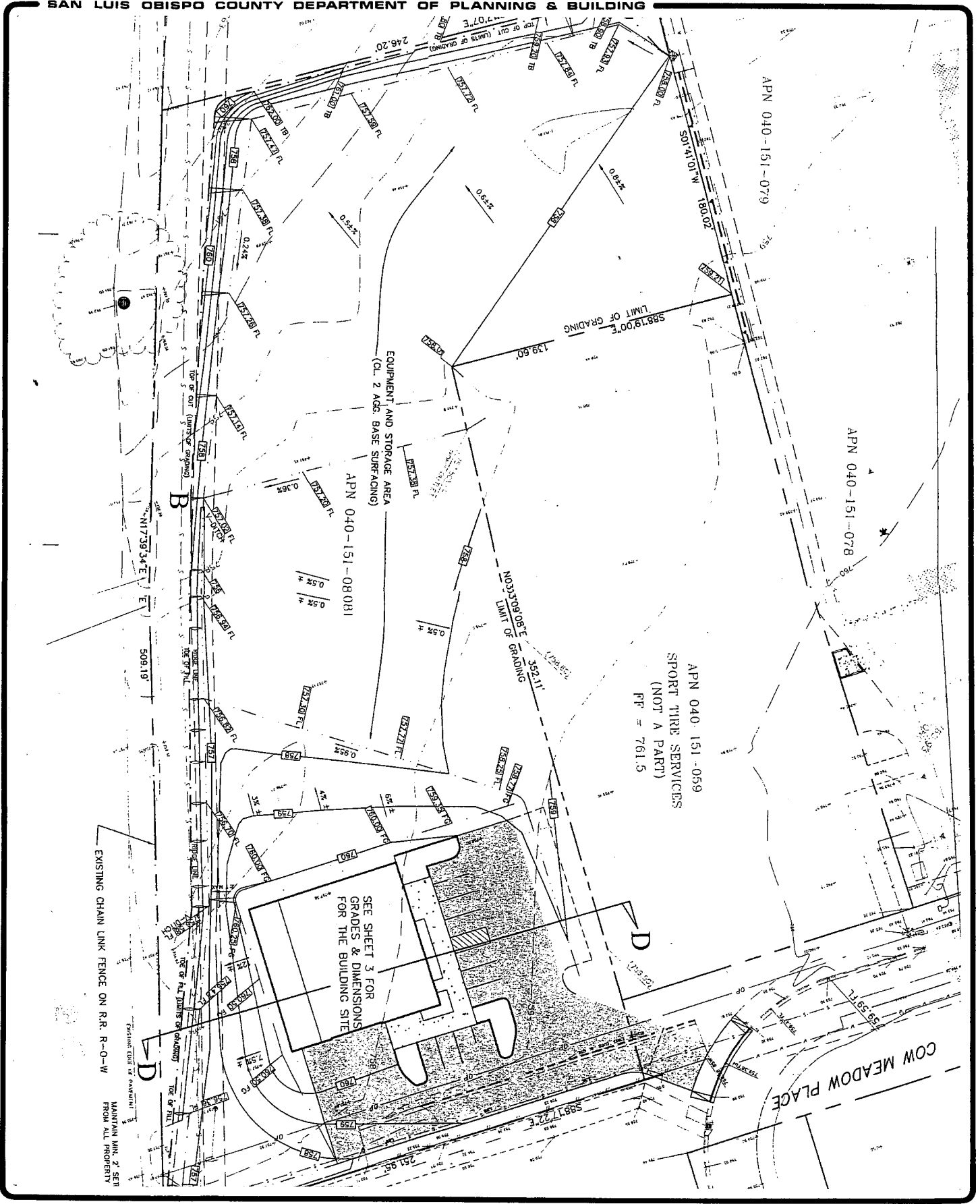
10. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
11. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.
12. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
13. All signage for the site shall be in compliance with Section 22.20.010 of the Land Use Ordinance.

On-going conditions of approval (valid for the life of the project)

Outdoor Storage

14. The storage yard shall not be used to store debris, junk or inoperative vehicles. All stockpiles of materials shall not exceed 6 feet in height
15. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
16. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Land Use Category



PROJECT

DRC 2005-00101



EXHIBIT

Site Plan



- | ITEM | DESCRIPTION | UNIT | QTY | PRICE | TOTAL |
|------|-------------------------------------|------|-----|-------|-------|
| 126 | EXISTING CONDUIT ELEVATION | | | | |
| 127 | FRESH CONDUIT ELEVATION | | | | |
| 128 | PROPOSED FRESH GRADE | | | | |
| 129 | RIGHT OF WAY | | | | |
| 130 | PROPERTY LINE | | | | |
| 131 | EXISTING GAS LINE | | | | |
| 132 | EXISTING WATER LINE | | | | |
| 133 | EXISTING SANITARY SEWER | | | | |
| 134 | EXISTING OVERHEAD POWER (PHASE) | | | | |
| 135 | EXISTING UNDERGROUND TELEPHONE | | | | |
| 136 | EXISTING FIRE HYDRANT | | | | |
| 137 | WATER LINE TO BE INSTALLED | | | | |
| 138 | GAS LINE TO BE INSTALLED | | | | |
| 139 | SANITARY SEWER LINE TO BE INSTALLED | | | | |
| 140 | SEWER CLEAN OUT | | | | |
| 141 | WATER VALVE | | | | |
| 142 | GRADE BREAK | | | | |
| 143 | TOP OF CURB ELEVATION | | | | |
| 144 | PAVEMENT ELEVATION | | | | |
| 145 | FRESH GRADE ELEVATION | | | | |
| 146 | INLET ELEVATION | | | | |
| 147 | DECK DRAIN ELEVATION (TYP) | | | | |
| 148 | GRADE ELEVATION | | | | |
| 149 | FLOWING ELEVATION | | | | |
| 150 | CONCRETE ELEVATION | | | | |
| 151 | TOP OF WALL ELEVATION | | | | |
| 152 | FRESH FLOOR ELEVATION | | | | |
| 153 | PORTLAND CEMENT CONCRETE | | | | |

4759.46

BUILDING SITE DETAIL

LOT 49 - A / MB / 30

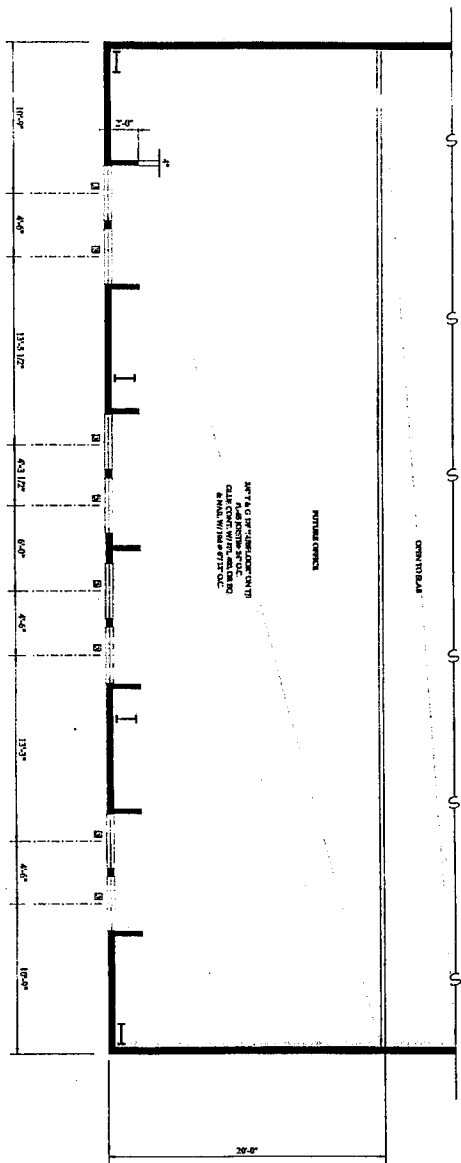
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1 KOSI HIG W/ 3/4" SUPPLY



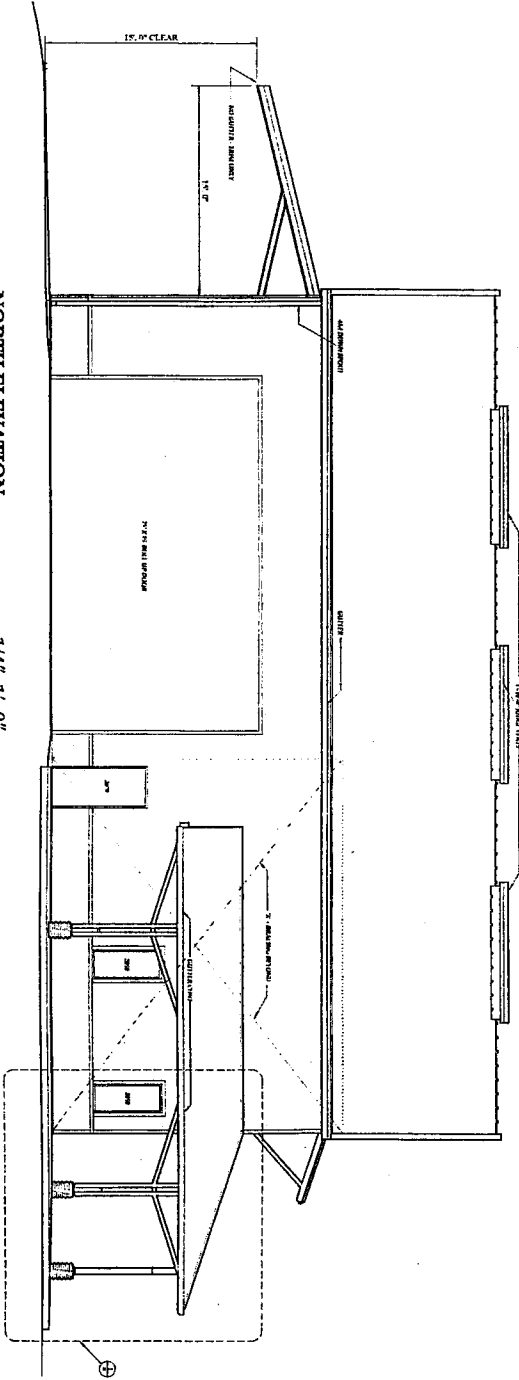
Nick Gilman, Architect 805/238-3432
845 12th Street, 'E', Paso Robles, California 93448

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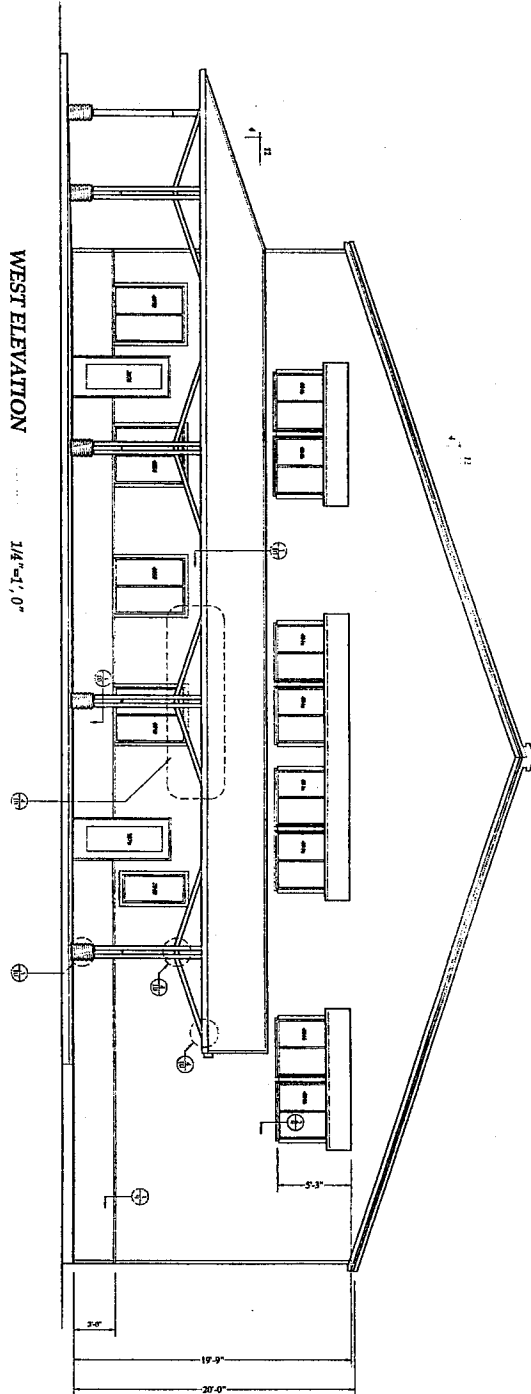


MEZZANINE FLOOR PLAN		DATE
New Office & Shop for		03.03.05
Mark Switzer Excavating		10.13.05
Cow Meadow Road, Tempton, California		
Nick Gilman, Architect 805/238-3432		SHEET
945 12th Street, E, Paso Robles, California 93446		4
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NORTH ELEVATION 1/4"=1', 0"



WEST ELEVATION 1/4"=1', 0"



ELEVATIONS

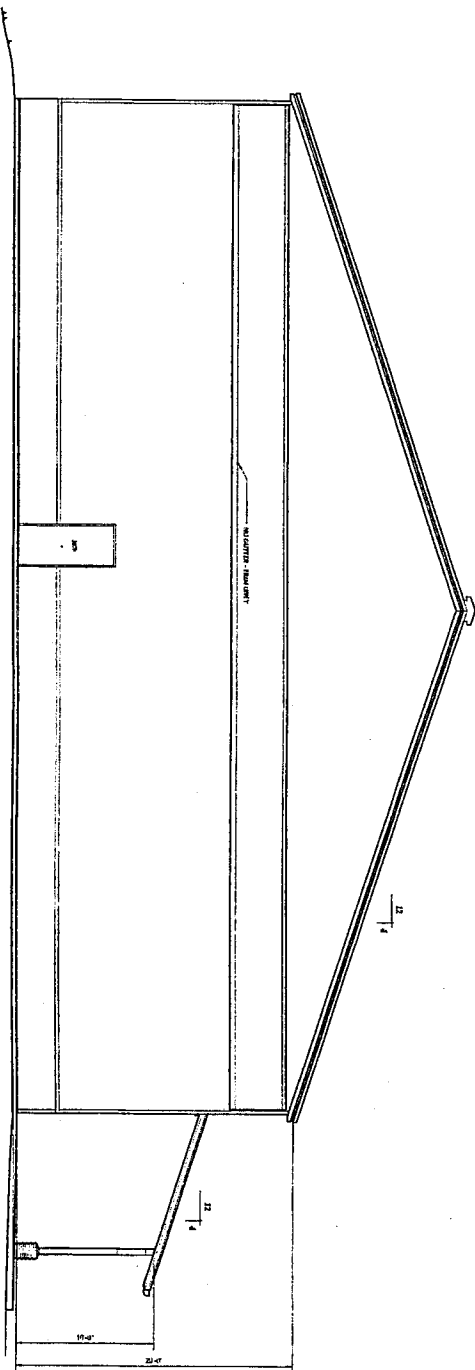
New Office & Shop for
Mark Switzer Excavating
Cow Meadow Road, Tempton, California

Nick Ghann, Architect 805/238-3432
945 12th Street, E, Paso Robles, California 93446

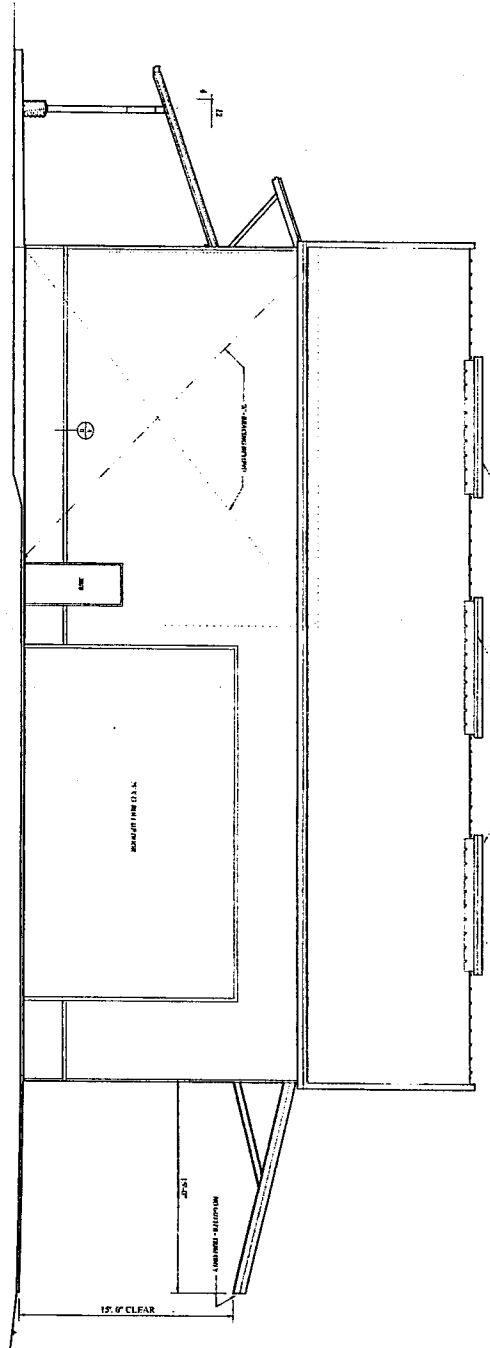
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EAST ELEVATION 1/4"=1', 0"



SOUTH ELEVATION 1/4"=1', 0"



ELEVATIONS

New Office & Shop for
Mark Switzer Excavating
Cow Meadow Road, Tempton, California

Mark Gilman, Architect 805/236-3432
945 12th Street, E, Paso Robles, California 93448

DATE
08.03.05
10.13.05

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206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

12-13-05

Department of Planning and Building
San Luis Obispo County Planning and Building
County Government Center
San Luis Obispo, CA 93408
Attn: North County Team

THIS IS NOT A FIRE SAFETY PLAN

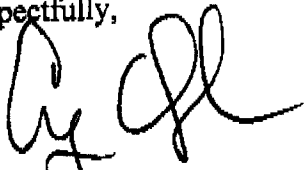
The Templeton Fire Department has reviewed the project referral for a 5400 square foot shell building with offices to be located on Cow Meadow Place (CO 99-0129) in Templeton. In order to meet the requirements of the Uniform Fire Code, as amended, the following is required to obtain fire department approval:

1. Building is required to be equipped with fire safety sprinklers as well as required notification systems. The plans will be required to be approved by the Fire Department prior to installation. Plans for said fire sprinkler system shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. NFPA 13 and Templeton Fire Department (TFD) standards will govern the design and installation. Any mainlines that will feed the sprinkler system shall be inspected by the Fire Department prior to any backfill. All underground plumbing on sprinkler side of double check assembly is to be CL200 or better. THE APPLICANT MUST PROVIDE AN INDIVIDUAL FIRE DEPARTMENT CONNECTION (FDC) AT THE BUILDING, IN ADDITION TO THE FDC LOCATED ON THE DOUBLE CHECK VALVE.
2. The system shall be monitored by a listed service. This will require additional requirements per UBC, NFPA 13, NFPA 72 and Templeton Fire Department *Fire Sprinkler Standards* (attached). Fire Chief shall approve location of FACP.
3. Sprinkler system design will identify to what height and what commodity was considered. A 4" line completely around the interior portion of the storage area will be required at the height for which the sprinkler system for so designed, or stencil lettering at intervals approved by the Fire Department, indicating "Storage not allowed above this line."
4. The Templeton Fire Department is limited to laddering buildings which are 20' in height or less. The proposed building exceeds this height; the developer will be required to provide mitigation measures which would allow access to the roof area. This may include, but not limited to, exterior ladder access, fused skylights, etc. Final decision of which mitigation measure(s) are to be used, if any, shall be determined by the Fire Chief.

5. The building will be required to have a KNOX box installed. Keys will be required to be provided which would allow access to the interior of all offices including other areas that may be locked, (i.e. exterior ladder).
6. Fire access will be required to rear storage yard. If any gate to rear yard is to be a powered gate, it shall be equipped with a KNOX keyed entry system.
7. A minimum 2A10BC fire extinguisher shall be installed at each exit with additional extinguishers available for every 75' of travel.
8. Address shall be in minimum 12" high numbers that are visible from the street.
9. Prior to final approval, placarding per NFPA 704 may be required.
10. It is suggested that emergency exit lighting be provided. This can be incorporated on illuminated exit sign(s), so to better direct occupants to exits in an emergency.
11. Additional requirements may be imposed when tenant improvement plans are submitted and site inspections are made prior to final for occupancy (i.e. exit signage, additional fire extinguishers).
12. The structure sits on a large parcel, should additional building be constructed in the future on the Southern portions of the property, a fire hydrant will be required. This may be considered at this time to, at least, stub out a future connection prior to hard surfaces being applied.

If you have any further questions, please do not hesitate to contact me at my office.

Respectfully,



Greg O'Sullivan
Fire Chief

